

145.0

0009

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
678,100 / 678,100
678,100 / 678,100
678,100 / 678,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
725		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SICAL-MAYEN SILVIA MAGALY	
Owner 2: MAYEN LEONEL	
Owner 3:	

Street 1: 725 CONCORD TPKE	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02476	Type:
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PREVIOUS OWNER

Owner 1: JOHNSTON BRET A & JENNIFER A -	
Owner 2: -	

Street 1: 725 CONCORD TPKE	
Twn/Cty: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 1825 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

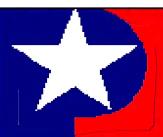
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5300		Sq. Ft.	Site		0	80.	0.98	9			Med. Tr	-10					416,879						416,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5300.000	261,200		416,900	678,100		95612
							GIS Ref
							GIS Ref
							Insp Date
							07/03/12



USER DEFINED

Prior Id # 1: 95612	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date Time	
12/30/21 12:26:20	
LAST REV Date Time	
09/18/18 14:53:32	
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	261,200	0	5,300.	416,900	678,100		Year end	12/23/2021
2021	101	FV	253,700	0	5,300.	416,900	670,600		Year End Roll	12/10/2020
2020	101	FV	254,000	0	5,300.	416,900	670,900	670,900	Year End Roll	12/18/2019
2019	101	FV	202,000	0	5,300.	390,800	592,800	592,800	Year End Roll	1/3/2019
2018	101	FV	220,500	0	5,300.	323,100	543,600	543,600	Year End Roll	12/20/2017
2017	101	FV	220,500	0	5,300.	297,000	517,500	517,500	Year End Roll	1/3/2017
2016	101	FV	220,500	0	5,300.	271,000	491,500	491,500	Year End	1/4/2016
2015	101	FV	215,400	0	5,300.	265,800	481,200	481,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSTON BRET A	69753-357		8/10/2017		565,000	No	No		
FRIEDMAN BRAD A	57511-307		9/26/2011		354,000	No	No		
BLOOM JOYCE --E	48640-198		12/11/2006		350,000	No	No	Y	
	20672-503		7/1/1990		224,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2015	1599	New Wind	25,111					

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2012	Measured	JBS	JOHN S
12/23/2011	MLS	EMK	Ellen K
12/4/2008	Meas/Inspect	372	PATRIOT
4/11/2007	MLS	MM	Mary M
11/17/1999	Meas/Inspect	263	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6 - Colonial	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:			
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: 9 - Stone	5%	OthrFix:	Rating:	OTHER FEATURES	RESIDENTIAL GRID										
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 2	Rating: Average	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units 1	Level	FY LR DR D K FR RR BR FB HB L O				
GENERAL INFORMATION				Location:	Total Units:	Other	Upper	Lvl 2	Lvl 1	Lower	Totals	RMs: 6	BRs: 2	Baths: 1	HB: 1			
Grade: C - Average	Year Blt: 1936	Eff Yr Blt:	Alt LUC:	Alt %:	Floor:	% Own:	REMODELING RES BREAKDOWN											
Jurisdct: G15	Fact: .	Const Mod:	Lump Sum Adj:	Name:	Exterior:	No Unit	RMS	BRs	FL	Interior:	1	6	2					
INTERIOR INFORMATION				Phys Cond: AV - Average	31.	Functional:	%	Additions:		Kitchen:								
Avg Ht/FL: STD	Prim Int Wal	2 - Plaster	Sec Int Wall:	Economic:	%	Baths:	%			Electric:								
Partition: L - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	Total:	Special:	%	Plumbing:	%			Heating:								
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1		Override:	%	General:				Totals	1	6	2					
CALC SUMMARY				Basic \$ / SQ: 130.00		Size Adj.: 1.32350862		Const Adj.: 0.94322723		Adj \$ / SQ: 162.288		Other Features: 86000		Grade Factor: 1.00				
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	NBHD Inf: 1.00000000		NBHD Mod:		LUC Factor: 1.00		WtAv\$/SQ:	AvRate:	Ind.Val:		Net Sketched Area: 2,313	Total: 292,592			
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	Central Vac: NO		Adj Total: 378592		Juris. Factor: 1.00	Before Depr: 162.29					Size Ad: 1559	Gross Area: 2936	FinArea: 1825		
% Com Wal		% Sprinkled		Depreciation: 117364		Final Total: 261200		Special Features: 0	Val/Su Net: 112.93									
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	IMAGE									
SPEC FEATURES/YARD ITEMS												PARCEL ID 145.0-0009-0002.0						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:	Total Special Features:								Total:	AssessPro Patriot Properties, Inc							